



APPLICATION TO THE PLANNING COMMISSION

Type of application:

- Design Review
- Conditional Use Permit
- Variance
- Special Permit
- Parcel #: _____
- Other: _____

PROJECT ADDRESS: 1438 LAGUNA AVE

Please indicate the contact person for this project

APPLICANT project contact person
OK to send electronic copies of documents

Name: Alex Nie

Address: 100 Old County Rd, Ste 100A

City/State/Zip: Brisbane, CA 94005

Phone: 415 203 2371

Fax: 415 354 8389

E-mail: nyarchitects@gmail.com

PROPERTY OWNER project contact person
OK to send electronic copies of documents

Name: Yuan Tian & Ying Ding

Address: 1438 Laguna Ave.

City/State/Zip: Burlingame, CA

Phone: ~~415~~ 917 853 6769

Fax: _____

E-mail: yt7438@gmail.com

ARCHITECT/DESIGNER project contact person
OK to send electronic copies of documents

Name: Alex Yang Nie

Address: 100 Old County Rd, Ste 100A

City/State/Zip: Brisbane, CA 94005

Phone: 415 203 2371

Fax: 415 354 8389

E-mail: nyarchitects@gmail.com

★ Burlingame Business License #: _____

PROJECT DESCRIPTION: Rear Vertical Addition of a S.F.D.

AFFADAVIT/SIGNATURE: I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: [Signature] Date: 2/11/2015

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

Property owner's signature: [Signature] Date: 2/11/2015

Date submitted: _____

★ Verification that the project architect/designer has a valid Burlingame business license will be required by the Finance Department at the time application fees are paid.

Please mark one box above with an X to indicate the contact person for this project. S:\HANDOUTS\PC Application 2008.handout.doc

RECEIVED
FEB 12 2015
CITY OF BURLINGAME
CDD-PLANNING DIV

Project Comments

Date: April 28, 2015

To:

<input checked="" type="checkbox"/> Engineering Division (650) 558-7230	<input type="checkbox"/> Fire Division (650) 558-7600
<input type="checkbox"/> Building Division (650) 558-7260	<input type="checkbox"/> Stormwater Division (650) 342-3727
<input type="checkbox"/> Parks Division (650) 558-7334	<input type="checkbox"/> City Attorney (650) 558-7204

From: Planning Staff

Subject: Request for Design Review for a second story addition to an existing two-story single family dwelling at **1438 Laguna Avenue, zoned R-1, APN: 026-072-250**

Staff Review: April 28, 2015 -2nd Submittal

1. No further comments at this time.

Reviewed by: M. Quan

Date: 5/4/15

Project Comments

Date: February 17, 2015

To: Engineering Division
(650) 558-7230

Fire Division
(650) 558-7600

Building Division
(650) 558-7260

Stormwater Division
(650) 342-3727

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From: Planning Staff

Subject: Request for Design Review for a second story addition to an existing two-story single family dwelling at **1438 Laguna Avenue, zoned R-1, APN: 026-072-250**

Staff Review: February 17, 2015

1. No existing tree over 48 inches in circumference at 54 inches form base of tree may be removed without a Protected Tree Permit from the Parks Division. (558-7330)
2. Site plan must include all existing trees and shrubs.
3. Plans must include three (2) 24" box size landscape trees
4. If Public Works requires sidewalk replacement, **Policy for Expanding Width of Planter Strip** needs to be implemented.

Reviewed by: BD

Date: 2/24/15

Project Comments

Date: February 17, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input checked="" type="radio"/> Fire Division (650) 558-7600
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From: Planning Staff

Subject: Request for Design Review for a second story addition to an existing two-story single family dwelling at **1438 Laguna Avenue, zoned R-1, APN: 026-072-250**

Staff Review: February 17, 2015

Based on the information provided, a fire sprinkler system may be required per Burlingame Municipal Code 17.04.108. Final determination to be made at time of building permit plan review which must detail the full extent of demolition in the renovated areas.

If a fire sprinkler system is required throughout the residence:

1. Provide a minimum 1-inch water meter.
2. Provide a backflow prevention device/double check valve assembly – A schematic of water lateral line after meter shall be shown on Building Plans prior to approval indicating location of the device after the split between domestic and fire protection lines.
3. Drawings submitted to Building Department for review and approval shall clearly indicate fire sprinklers shall be installed under a separate deferred fire permit, approved by the Fire Department prior to installation.

CR

Reviewed by: Christine Reed

Date: 2-27-15

Project Comments

Date: April 28, 2015

To: Engineering Division
(650) 558-7230

Building Division
(650) 558-7260

Parks Division
(650) 558-7334

Fire Division
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From: Planning Staff

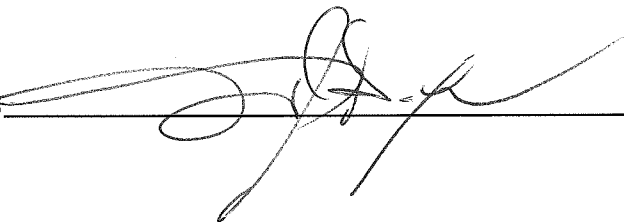
Subject: Request for Design Review for a second story addition to an existing two-story single family dwelling at **1438 Laguna Avenue, zoned R-1, APN: 026-072-250**

Staff Review: April 28, 2015 -2nd Submittal

No further comments.

All conditions of approval as stated in the review dated 2-18-2015 will apply to this project.

Reviewed by:



Date: 4-28-2015

Project Comments

Date: February 17, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input checked="" type="radio"/> Building Division (650) 558-7260	<input type="radio"/> Stormwater Division (650) 342-3727
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From: Planning Staff

Subject: Request for Design Review for a second story addition to an existing two-story single family dwelling at **1438 Laguna Avenue, zoned R-1, APN: 026-072-250**

Staff Review: February 17, 2015

- 1) On the plans specify that this project will comply with the 2013 California Building Code, 2013 California Residential Code (where applicable), 2013 California Mechanical Code, 2013 California Electrical Code, and 2013 California Plumbing Code, including all amendments as adopted in Ordinance 1889. Note: If the Planning Commission has not approved the project prior to 5:00 p.m. on December 31, 2013 then this project must comply with the 2013 California Building Codes.
- 2) As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. This law applies to all residential and commercial property built prior to January 1, 1994. Details can be found at http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.html. **Revise the plans to show compliance with this requirement.**
- 3) Specify on the plans that this project will comply with the 2013 California Energy Efficiency Standards.
Go to <http://www.energy.ca.gov/title24/2013standards/> for publications and details.
- 4) Provide two completed copies of the attached *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found.
- 5) Place the following information on the first page of the plans:

"Construction Hours"

Weekdays: 7:00 a.m. – 7:00 p.m.

Saturdays: 9:00 a.m. – 6:00 p.m.

Sundays and Holidays: 10:00 a.m. – 6:00 p.m.

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.

Note: Construction hours for work in the public right of way must now be included on the plans.

- 6) On the first page of the plans specify the following: "Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission." The building owner, project designer, and/or contractor must submit a Revision to the City for any work not graphically illustrated on the Job Copy of the plans prior to performing the work.
- 7) Anyone who is doing business in the City must have a current City of Burlingame business license.
- 8) Provide a fully dimensioned site plan which shows the true property boundaries, the location of all structures on the property, existing driveways, and on-site parking.
- 9) Provide existing and proposed elevations.
- 10) **Due to the extensive nature of this construction project the Certificate of Occupancy will be rescinded once construction begins. A new Certificate of Occupancy will be issued after the project has been finalized. No occupancy of the building is to occur until a new Certificate of Occupancy has been issued.**
- 11) Provide a complete demolition plan that includes a legend and indicates existing walls and features to remain, existing walls and features to be demolished, and new walls and features.
NOTE: A condition of this project approval is that the Demolition Permit will not be issued and, and no work can begin (including the removal of any building components), until a Building Permit has been issued for the project. The property owner is responsible for assuring that no work is authorized or performed.
- 12) Show the distances from all exterior walls to property lines or to assumed property lines
- 13) Show the dimensions to adjacent structures.
- 14) Rooms that could be used for sleeping purposes must have at least one window or door that complies with the egress requirements. ***Specify the location and the net clear opening height and width of all required egress windows on the elevation drawings.*** 2013 California Residential Code (CRC) §R310.
- 15) Indicate on the plans that a Grading Permit, if required, will be obtained from the Department of Public Works.
- 16) Provide guardrails at all landings. NOTE: All landings more than 30" in height at any point are considered in calculating the allowable lot coverage. Consult the Planning Department for details if your project entails landings more than 30" in height.
- 17) Provide handrails at all stairs where there are four or more risers. 2013 CBC §1009.
- 18) Provide lighting at all exterior landings.

NOTE: A written response to the items noted here and plans that specifically address items 2, 3, 5, 6, 14, and 15 must be re-submitted before this project can move forward for Planning Commission action. The written response must include clear direction regarding where the requested information can be found on the plans.

Reviewed by: _____

Joe Cyr, CBO

650-558-7270

Date: 2-18-2015



2013 CALIFORNIA GREEN BUILDING CODE RESIDENTIAL CHECKLIST

New residential buildings must be designed to include the Green Building mandatory measures specified in this checklist. These Green Building mandatory measures also apply to additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.

Building Permit Number: _____

Site Address: _____

*In the column labeled "Plan Reference"
specify where each Measure can be found on the plans.*

Green Building Measure	Plan Reference
SITE DEVELOPMENT (2013 CGC §4.106)	
A plan has been developed, and will be implemented, to manage storm water drainage during construction. CGC §4.106.2 & §4.106.3	
ENERGY EFFICIENCY (2013 CGC §4.2 and the 2013 California Building Energy Efficiency Standards)	
2013 Energy Code performance compliance documentation must be provided in 8-1/2" X 11" format and must be replicated on the plans.	
Walls with 2 X 6 and larger framing require R-19 insulation §150.0 (c) 2	
Hot water piping insulation §150.0 (j) 2 A ii	
Lighting – new mandatory requirements for indoor rooms. §150.0 (k)	
Duct insulation (R-6) required §150.0 (m) 1	
Duct leakage testing – 6% with air handler and 4% without air handler §150.0 (m) 11	
Return duct design/fan power, airflow testing, and grill sizing requirements §150.0(m)13	
Water heating – 120 volt receptacle < 3 ft., Cat III or IV vent, and gas supply line capacity of at least 200,000 Btu / hour §150.0 (n)	
New third-party HERS verification for ventilation and indoor air quality §150.0 (o)	
New mandatory U-factor (0.58) for fenestration and skylights §150.0 (q)	
Luminaire efficiency levels 2013 California Energy Code Table 150.0 B	
Refrigerant charge verification for ducted package units, mini-splits, and other units §150.1 (c) 7	
Radiant barrier now required in Climate Zone 3 §150.1 (c) 2	
Reduce U-factor (0.32) and SHGC (0.25) for high performance windows §150.1 (c) 3 A	

Green Building Measure	Plan Reference
INTERIOR MOISTURE CONTROL (2013 CGC §4.505)	
A capillary break will be installed if a slab on grade foundation system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" will be provided unless an engineered design has been submitted and approved by the Building Division. 2013 CGC §4.505.2 and California Residential Code (CRC) §R506.2.3	
Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. 2013 CGC §4.505.3	
INDOOR AIR QUALITY AND EXHAUST (2013 CGC §4.506)	
Exhaust fans that are ENERGY STAR-compliant, ducted and that terminate outside the building will be provided in every bathroom. 2013 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat. 2013 CGC §4.506.1	
ENVIRONMENTAL COMFORT (CGC §4.507)	
The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: <ol style="list-style-type: none"> 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2004 or equal; 2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2009 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2004 or equivalent. 2013 CGC §4.507 	
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2013 CGC §702)	
HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2013 CGC §702.1	
VERIFICATION (2013 CGC §703)	
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2013 Code requirements. 2013 CGC §703.1	
Responsible Designer's Declaration Statement	Contractor's Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2013 Green Building Code.	I hereby certify, as the builder or installer, under permit listed herein, that this project will be constructed to meet the requirements of the 2013 Green Building Code.
Name:	Name:
Address:	Address:
City/State/Zip Code	City/State/Zip Code
Signature:	Signature:
Date:	Date:

Project Comments

Date: February 17, 2015

To:

<input type="radio"/> Engineering Division (650) 558-7230	<input type="radio"/> Fire Division (650) 558-7600
<input type="radio"/> Building Division (650) 558-7260	<input checked="" type="radio"/> Stormwater Division (650) 342-3727
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From: Planning Staff

Subject: Request for Design Review for a second story addition to an existing two-story single family dwelling at **1438 Laguna Avenue, zoned R-1, APN: 026-072-250**

Staff Review: February 17, 2015

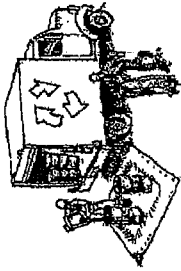
Any construction project in the City, regardless of size, shall comply with the city's stormwater NPDES permit to prevent construction activity stormwater pollution. Project proponents shall ensure that all contractors implement appropriate and effective Best Management Practices (BMPs) during all phases of construction, including demolition. When submitting plans for a building permit, please include a list of construction BMPs as project notes, preferably, on a separate full size (2'x 3' or larger), plan sheet. A downloadable electronic file is available at:
<http://www.flowstobay.org/Construction>

Construction Best Management Practices (BMPs)

SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



- Non-Hazardous Materials**
- Burn and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel oil, and grease) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

- Waste Management**
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills.
 - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to substantially control erosion and sediment discharges from site and tracking off site.
 - Sweep or vacuum any street tracking immediately and secure sediment sources to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soap, solvents, degreasers, steam cleaning equipment, etc.
- Spill Prevention and Control**
- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, oil filter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7530 (24 hours).

Earthwork & Contaminated Soils



- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, in-fill and maintain temporary erosion controls (such as erosion control fabric or bonded fiber mats) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

- Sediment Control**
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel-bags, fiber rolls, bents, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment basins, such as filter rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when it is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

- Surciding & Asphalt/Concrete Removal**
- Completely cover or barricade storm drain inlets when performing any work. Use filter fabric catch basin inlet filter or gravel bags to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw-cut slurry and debris areas of all waste as soon as you are finished on one location at the end of each work day (whichever is sooner).
 - If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



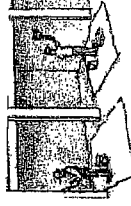
- Store concrete, grout and mortar under cover, on pallets and away from drainages areas. These materials must never reach a storm drain.
- Wash out concrete equipment/vehicles in a contained area, so there is no discharge into the underlying soil or to surrounding areas. Use concrete berms and dispose of in a garage.
- Collect the wash water from washing appropriate aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-off, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or landfilled off-site for proper disposal.

Painting & Paint Removal



- Painting Cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinners/solvents as hazardous waste.
- Paint Removal**
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic dry cloth and disposed of as trash.

Landscaping Materials



- Contain stockpiled landscaping materials by securing them under tarps when they are not actively being used.
- Stock erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discourage application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Project Comments

Date: February 17, 2015

To:

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From: Planning Staff

Subject: Request for Design Review for a second story addition to an existing two-story single family dwelling at **1438 Laguna Avenue, zoned R-1, APN: 026-072-250**

Staff Review: February 17, 2015

1. This property is within the flood zone. Please verify that this remodel will comply with the municipal code section 18.22-513 Elevation and floodproofing.
2. Please show where all existing utilities (PG&E, water, sewer, sewer cleanout) is located or will be relocated due to remodel.
3. Please show the location of the roof leaders and drainage pattern on the property.

Reviewed by: M. Quan

Date: 2/18/15



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 • FAX: (650) 696-3790
www.burlingame.org

Site: 1438 LAGUNA AVENUE

The City of Burlingame Planning Commission announces the following public hearing on **MONDAY, MAY 11, 2015 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review for a first and second story addition to an existing two-story single family dwelling at **1438 LAGUNA AVENUE** zoned R-1.

APN 026-072-250

Mailed: May 1, 2015

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

William Meeker
Community Development Director

PUBLIC HEARING NOTICE

(Please refer to other side)

R-1

GROVE AVE

CALIFORNIA DR

LAGUNA AVE

PALOMA AVE

Laguna Park



1438 Laguna Avenue

Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community